

**RICHMOND HILL PLANNING COMMISSION MEETING MINUTES  
AUGUST 28, 2023**

City Hall Council Chambers  
40 Richard R. Davis Drive, Richmond Hill, GA 31324

**MEMBERS:** Billy Albritton, Lloyd Cooper, Lavetris Singleton, Charles Blanks, Chris Raiford

**STAFF PRESENT:** Randy Dykes, Amanda Styer

**CITY COUNCIL PRESENT:** Les Fussell, Kristi Cox

**GUEST PRESENT:** Keigan Stacho, Scott Allison, Bill Cunningham, Wes Simmons, Randy Bocook

**1. Call to Order**

Chairman Albritton called the meeting to order at 6:00PM.

**2. Invocation**

Commissioner Cooper provided a brief invocation.

**3. Pledge of Allegiance**

Chairman Albritton led the Pledge of Allegiance.

**4. Approval of the August 28, 2023 Agenda**

Commissioner Blanks made a motion to approve the agenda for the August 28, 2023 meeting; motion seconded by Commissioner Cooper and carried by all.

**5. Approval of the July 24, 2023 Meeting Minutes**

Commissioner Cooper made a motion to approve the July 24, 2023 meeting minutes; motion seconded by Commissioner Raiford and carried by all.

**6. CONDITONAL USE ITEMS:**

- a) **Project # 2023-039** Approval/disapproval of the conditional use for Flurries, to be located at 9270 Ford Ave.

Planning Director, Randy Dykes, explained the applicant is requesting conditional use approval to allow outdoor seating. He explained they plan to incorporate brick pavers, planters, and Ford fencing to help define the outdoor seating area.

Commissioner Raiford was concerned about the outdoor seating's distance to the roadway and Director Dykes explained that is why they are adding the fence as a safety measure.

Commissioner Blanks stated Forest Street is in disrepair and Mr. Bocook responded that the entrance to his business is very close to Ford Avenue, so you don't have to drive far down Forest Street to access the site.

Commissioner Cooper asked if they can put large planters in and Mr. Bocook responded if there is room, as they have to fit a lot of required landscaping in as well. He stated they will be putting in 4" caliper oak trees.

Commissioner Raiford asked how many parking spaces they will have and Director Dykes replied 10 plus 2 handicap parking spaces.

**Commissioner Blanks made a motion to approve the conditional use for Flurries, to be located at 9270 Ford Ave; motion seconded by Commissioner Cooper and carried by all.**

## **7. PLAN REVIEW ITEMS:**

- a) **Project # 2023-050** Approval/disapproval of the site plan for Chipotle, to be located on parcel 053-004-02A.

Director Dykes explained this property is located beside Auto Zone and will be accessed off the road in front of Auto Zone. He explained their plan will include the required street yard greenway across the front of the property. He added the stormwater will be underground.

Commissioner Cooper asked if there would be any connection in the rear of the property onto Kroger Drive and Keigan Stacho replied no, they tried to go that route, but couldn't make it happen.

**Commissioner Cooper made a motion to approve the site plan for Chipotle, to be located on parcel 053-004-02A; motion seconded by Commissioner Raiford and carried by all.**

- b) **Project # 2023-051** Approval/disapproval of the site plan for Pod 3, Heartwood, being a portion of parcel 049-004.

Director Dykes explained this property is located in the southeastern quadrant of the new interchange. He stated this is a concept plan that may change.

Scott Allison explained they don't know what grocer would be in this location yet, so things could change. He explained they are working on obtaining an LDA and this is a required step to do so. Mr. Allison added they have accommodated for stormwater. He explained this layout is very similar to the parcel referred to as 15A.

Commissioner Raiford asked the expected timeline and Mr. Allison replied it somewhat depends on the widening of Belfast Keller.

Commissioner Cooper asked if there should be a noise barrier or berm to help buffer nearby residential and Mr. Allison replied it is heavily wooded between this property and residential.

**Commissioner Singleton made a motion to approve the site plan for Pod 3, Heartwood, being a portion of parcel 049-004; motion seconded by Commissioner Raiford and carried by all.**

- c) **Project # 2023-010** Approval/disapproval of the building elevations for Ogeechee Station Townhomes, to be located on parcel 053-002.

Director Dykes explained there are 3 different designs shown and they will be using Hardie siding. He added they are just outside the Gateway Overlay, but the design they have chosen has a similar look to what would be required in the overlay.

Commissioner Cooper asked how many units there will be and Wes Simmons replied 111 units.

**Commissioner Singleton made a motion to approve the building elevations for Ogeechee Station Townhomes, to be located on parcel 053-002; motion seconded by Commissioner Cooper and carried by all.**

## **8. ADJOURNMENT**

Commissioner Cooper made a motion to adjourn, motion seconded by Commissioner Blanks and carried by all.

With nothing further, the meeting closed at 6:24pm.

Respectively submitted by,



Amanda Styer  
Zoning Administrator